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For Immediate Release

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Notice Concerning Obtainment of
Building-Housing Energy-Efficiency Labeling System (“BELS”) Certification and
CASBEE for Real Estate Certification

XYMAX REIT announces today that its properties has received “Building-Housing Energy-Efficiency Labeling System (hereafter referred to as “BELS”) certification and CASBEE (Comprehensive Assessment System for Built Environment Efficiency) for Real Estate (hereafter referred to as “CASBEE”) certifications as described below;

1. Property Summary and BELS Certification Overview
Property Name: XYMAX Sapporo Odori Building (OF-09)



Location: 5-10, Odori Nishi, Chuo-ku, Sapporo-shi,
Hokkaido

Structure: Steel-construction

Number of Floors: B1F/10F

Gross Building Area: 4,270.89㎡

Completion: September, 2020

Evaluation Results: ★★★★★



この建物のエネルギー消費量 **32%**削減
2022年8月31日交付 国土交通省告示に基づく第三者認証

2. Property Summary and CASBEE Certification Overview
Property Name: XYMAX Kiba koen Building (OF-10)



Location: 5-11-13, Kiba, Koto-ku, Tokyo
Structure: Reinforced concrete structure
Number of Floors: 6F
Gross Building Area: 2,995.81 m²
Completion: October 1992

Rank: S (Excellent)

Evaluation Points:

- (1) Energy Saving Performance
- (2) High Natural Ventilation Performance
- (3) Excellent Traffic Convenience



Property Name: Life Kawasaki Miyuki Store (RT-02)



Location: 4-93, Komukai-nishimachi, Saiwai-ku, Kawasaki-shi, Kanagawa
Structure: Steel-construction
Number of Floors: 2F
Gross Building Area: 2,596.80 m²
Completion: January 1997

Rank: S (Excellent)

Evaluation Points:

- (1) Energy Saving Performance
- (2) Reduction of Waste Disposal Load



3. Overview about BELS

BELS is provided under a public evaluation system, which evaluates the energy conservation performance of non-residential buildings, established by the Ministry of Land, Infrastructure, Transport and Tourism. Third parties evaluate the performance of buildings based on the primary energy consumption defined in the Act on the Improvement of Energy Consumption Performance of Buildings, regardless of whether a building is new or not, and the evaluation result is represented by a number of stars (from one “★” to five “★★★★★”stars).

For details about BELS, please refer to the URL below.

* BELS (Japanese only):

<https://www.hyoukakyokai.or.jp/bels/bels.html>

4. Overview about CASBEE

CASBEE evaluates and rates buildings’ environmental performance based on their energy and resource efficiency, recycling activity, environmental load, and aesthetic appeal.

CASBEE-certified buildings are scored for their environmental performance in five categories and receive a total environmental performance ranking (from highest to lowest): S, A, B+, B-, C.

CASBEE Environmental Performance Evaluation Categories

- a. Energy/greenhouse gas
- b. Water
- c. Materials
- d. Biodiversity/sustainable site
- e. Indoor environment

For details about CASBEE, please refer to the URL below.

* CASBEE (Japanese only):

<https://www.ibec.or.jp/CASBEE/certification/certification.html>

5. XYMAX REIT’s Future Initiatives

With the obtainment of BELS Certification and CASBEE Certifications, the number of green building certifications 10 properties, the percentage of portfolio with green building certification (based on total floor area) obtained by XYMAX REIT is now 52.5%.

XYMAX REIT will continue its efforts for energy saving and effective use of resources, and promote environmental consideration and reduction of environmental load, by utilizing Expertize and Know-how accumulated within the XYMAX Group, the Sponsor of the XYMAX REIT.

* For more information on the ESG initiatives of XYMAX REIT, please [click here](#).

* XYMAX REIT website address: <https://xymaxreit.co.jp/en/index.html>